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herbert r thomas

15 Yr-Allt
Llantrisant
Pontyclun
CF72 8EF
hrt.uk.com



15 Yr-Allt

Asking price **£245,000**

A three bedroom, semi-detached family home situated in the heart of Old Llantrisant, on a cobbled street, just a short distance from the Bull Ring.

Extended three bedroom semi-detached family home.

Situated in a peaceful position near the heart of Old Llantrisant.

Open plan lounge/dining room plus kitchen to ground floor.

Two double bedrooms and family bathroom to first floor.

Second floor attic conversion creating third double bedroom.

Small rear courtyard.





This three bedroom semi-detached property is situated on a peaceful cobbled street, just a short distance from the bullring in the centre of Old Llantrisant.

The property offers accommodation which comprises of an entrance hall with stairs to first floor, plus part quarry tiled/part laminate wood flooring. The laminate wood flooring continues into the open plan LOUNGE/ DINING ROOM. Dual aspect, with windows to front and rear, this generous size reception room has skimmed and coved ceiling with two light points. A part-glazed

door leads into the kitchen. The KITCHEN is dual aspect with window to rear with views over the neighbouring graveyard, plus glazed door and window into the rear courtyard. Within the kitchen is a range of pine, base and wall mounted units with rolltop work surfaces with splashback tiling over. Integrated oven with four burner gas hob and cooker hood above. Space and plumbing for washing machine, tumble dryer and American style

fridge/ freezer. Laminate, tile effect flooring and door to understairs storage cupboard.

The first floor LANDING with stairs rising to the attic conversion, gives access into: BEDROOM ONE is a generous size double bedroom with two windows to front. BEDROOM TWO has a window to rear enjoying far reaching views over neighbouring properties to the rolling hills beyond. The FAMILY BATHROOM, with window to side, has a white three-piece suite including panel bath with electric power shower over, low-level WC and pedestal wash and basin. Full tiling to two walls, exposed wooden floorboards and wall-mounted gas fired combination boiler.

The second-floor ATTIC ROOM, has two Velux skylights to rear with blackout blinds fitted. Access to front and rear eaves storage space.

Outside, to the rear is a small paved courtyard garden with built-in storage shed.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 34 of the M4 travel north signposted Talbot Green. Proceed along the dual carriageway passing through three sets of traffic lights and directly over the first roundabout. At the second set of traffic lights turn right. Proceed up the hill passing Llantrisant leisure centre on your right hand side. Turn left and follow this road up the hill turning left at the Cross Keys pub. Proceed into the Bull ring. Take the first left. As you enter Yr Allt, The property is the first house on the right hand side.

What3words: edits.along.heartburn

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band D
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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